

IN THE MATTER OF THE APPLICATION OF JO ANN KEIL, ET AL., FOR SPECIAL EXCEPTION FOR CLASS B OFFICE BUILDING S/E CORNER YORK ROAD AND TALBOTT AVENUE

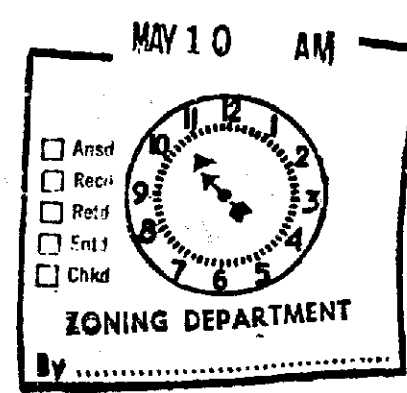
WITHDRAW OF PETITION AND MOTION TO DISMISS

Jo Ann Keil, et al., Petitioners, by their attorneys, S. Eric Dinenna and Stephen J. Nolan, hereby withdraw this Petition for Special Exception pursuant to the Baltimore County Zoning Regulations, Appendix E, Rules of Practice and Procedure of the Zoning Commissioner, Rule IV, F, and therefore move that this case be dismissed.

S. ERIC DINENNA
406 W. Pennsylvania Avenue
Towson, Maryland 21204
301-825-1630

STEPHEN J. NOLAN
Nolan, Plumhoff & Williams
204 W. Pennsylvania Avenue
Towson, Maryland 21204
301-823-7800

Attorneys for Petitioners



Signified Order of Dismissal 5-11-85

IN THE MATTER OF THE APPLICATION OF JO ANN KEIL, ET AL., FOR SPECIAL EXCEPTION FOR CLASS B OFFICE BUILDING S/E CORNER YORK ROAD AND TALBOTT AVENUE

ORDER OF DISMISSAL

Petition of Jo Ann Keil, et al., for Special Exception for Class B office building pursuant to §203.3B of the Baltimore County Zoning Regulations on property located on the southeast corner of York Road and Talbott Avenue, in the Eighth Election District of Baltimore County.

WHEREAS, the Zoning Commissioner of Baltimore County is in receipt of "Withdraw of Petition and Motion to Dismiss," filed May 10, 1985 (a copy of which is attached hereto and made a part hereof) from the attorneys representing the Petitioners in the above-entitled matter; and

WHEREAS, the said attorneys for the said Petitioners request that the Petition filed on behalf of said Petitioners be withdrawn and dismissed without prejudice as of May 10, 1985, pursuant to the Baltimore County Zoning Regulations, Appendix E, Rules of Practice and Procedure of the Zoning Commissioner, Rule IV, F.

IT IS HEREBY ORDERED this 16th day of May, 1985, that said Petition be and the same is withdrawn and dismissed without prejudice.

ZONING COMMISSIONER OF BALTIMORE COUNTY

ARNOLD JABLON

ORDER RECEIVED FOR FILING

DATE MAY 10 1985
BY [Signature]

PETITION FOR SPECIAL EXCEPTION

8th Election District
ZONING: Petition for Special Exception
LOCATION: Southeast corner York Road and Talbott Avenue
DATE & TIME: Monday, July 30, 1984 at 1:30 P.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a Class B office building

Being the property of Jean A. Kavanagh, et al, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

COLUMBIA OFFICE
WALTER PARK
Registered Surveyor
PHONE 730-9000

TOWSON OFFICE
HUDKINS ASSOCIATES, INC.
Engineers, Surveyors and
Landscape Architects
200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204
PHONE: 825-9000

May 29, 1984

DESCRIPTION FOR SPECIAL EXCEPTION AND VARIANCE:

Beginning for the same the two following courses and distances viz:

(1) South 12 degrees 04 minutes East 58 feet more or less and (2) North 77 degrees 56 minutes East 40 feet from the point formed by the intersection of the center of Talbott Road with the center of York Road thence the five following courses and distances viz: (1) South 12 degrees 04 minutes East 280 feet (2) North 85 degrees 31 minutes East 172 feet more or less (3) North 12 degrees 04 minutes West 330 feet more or less (4) South 85 degrees 31 minutes West 147 feet more or less and (5) along a curve to the left having a radius of 25 feet for an arc length of 39 feet more or less to the place of beginning.



JUN 5 1985

1/30/85

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

July 27, 1984

S. Eric Dinenna, Esquire
406 West Pennsylvania Avenue
Towson, Maryland 21204

Re: Petition for Special Exception
SE/corner York Road and Talbott Avenue
Jean A. Kavanagh, et al - Petitioners
Case No. 85-28-X

Dear Mr. Dinenna:

This is to advise you that \$47.38 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

ARNOLD JABLON
Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: 5/13/85 ACCOUNT: 8-01-615-000
AMOUNT: \$47.38
RECEIVED FROM: Nolan, Plumhoff & Williams
FOR: Advertising and posting Case 85-28-X
8015*****473818 8142F
VALIDATION OR SIGNATURE OF CARRIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 12, 1984
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on July 12, 1984.

THE JEFFERSONIAN,

18 Venetian

\$18.00

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8 Date of Posting: 7/15/84
Posted for: Petition for Special Exception
Petitioner: Jean A. Kavanagh, et al.
Location of property: SE/corner York Rd. & Talbott Ave.
Location of Sign: facing intersection of York & Talbott
Remarks: Jean A. Kavanagh
Posted by: Jean A. Kavanagh Date of return: 7/20/84
Number of Signs: 1

16248 + 067
CERTIFICATE OF PUBLICATION
PETITION FOR SPECIAL EXCEPTION
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the following property: SE/corner York Road and Talbott Avenue, Towson, Maryland. The hearing will be held on Monday, July 30, 1984 at 1:30 P.M. in Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

owson, Md. 7/20 1984

HIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md., once a week for 1 consecutive weeks, the last publication appearing on the 17th day of July, 1984.

THE TOWSON TIMES
Marianne Angello
Cost of Advertisement: \$24.38

July 2, 1984

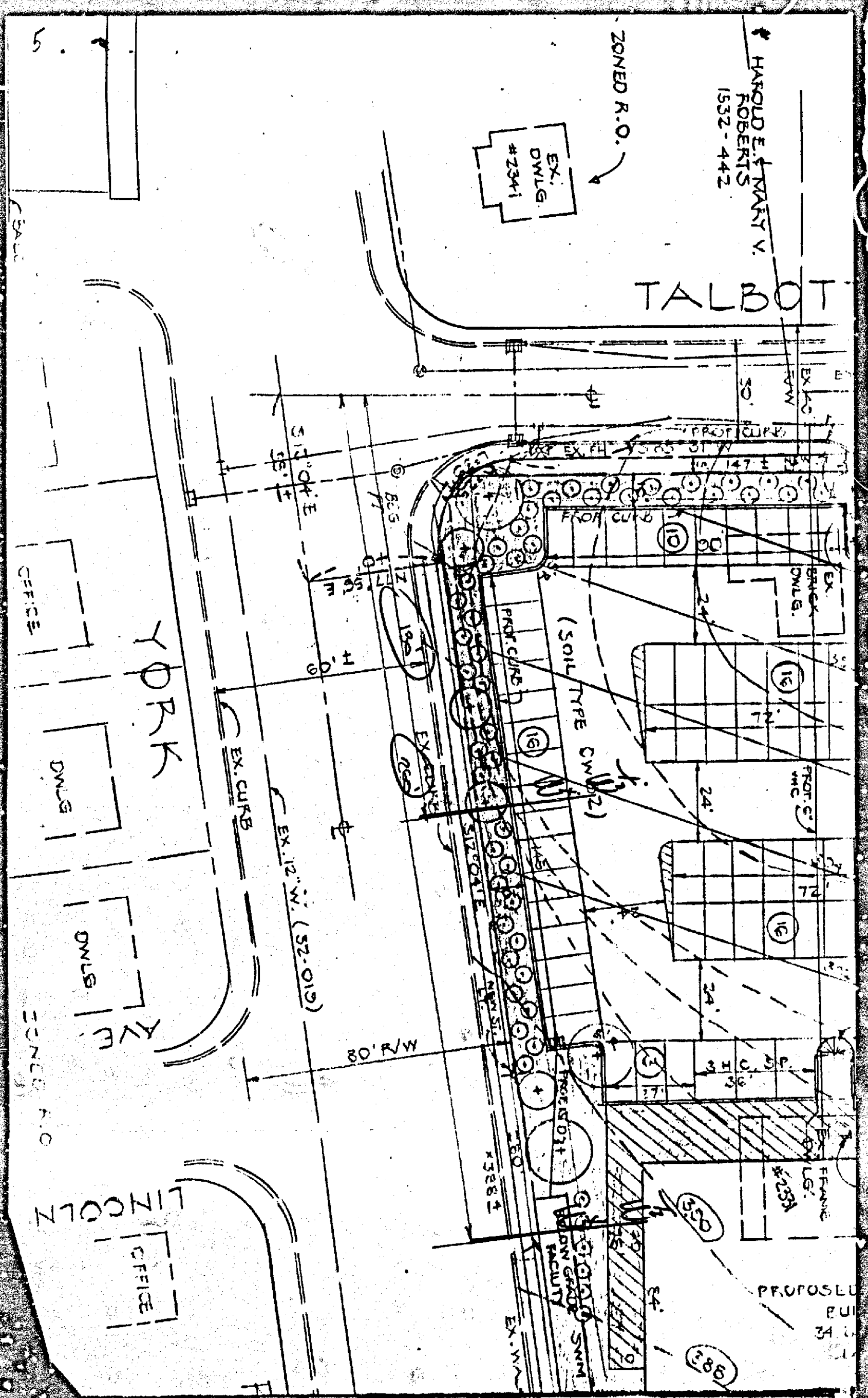
S. Eric Dinenna, Esquire
406 W. Pennsylvania Avenue
Towson, Maryland 21204

NOTICE OF HEARING
Re: Petition for Special Exception
SE/corner York Rd. and Talbott Avenue
Jean A. Kavanagh, et al - Petitioners
Case No. 85-28-X

TIME: 1:30 P.M.
DATE: Monday, July 30, 1984
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

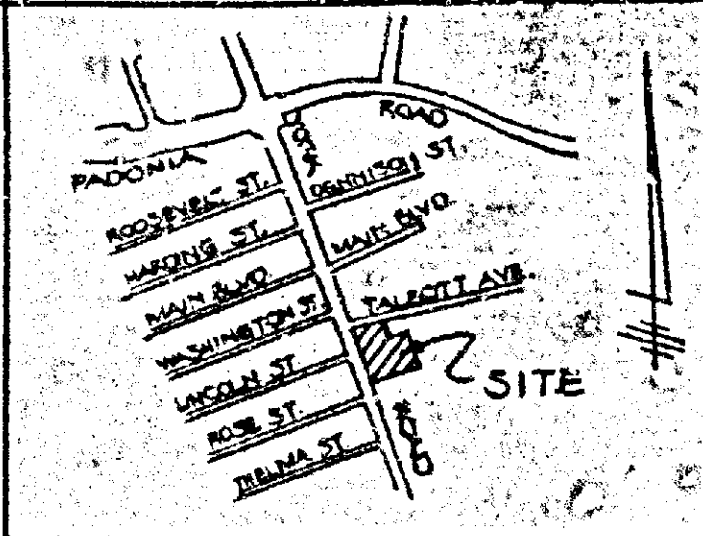
Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: 5-13-85 ACCOUNT: 8-01-615-000
AMOUNT: 100.00
RECEIVED FROM: [Signature]
FOR: [Signature]
8034*****106010 8246A
VALIDATION OR SIGNATURE OF CARRIER



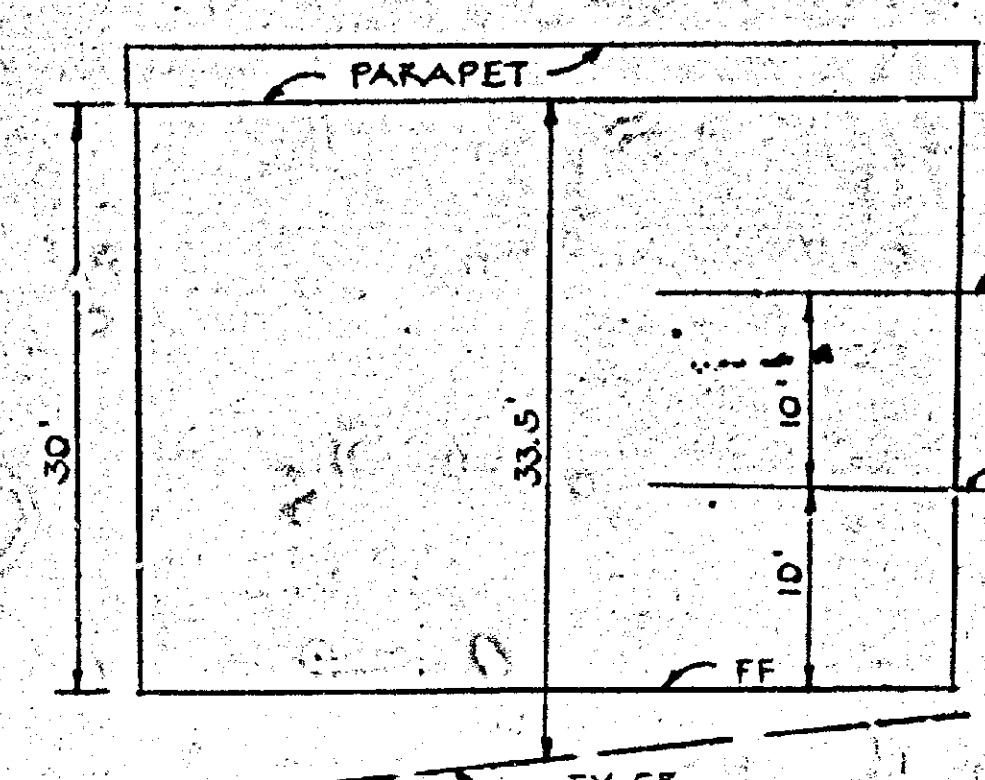
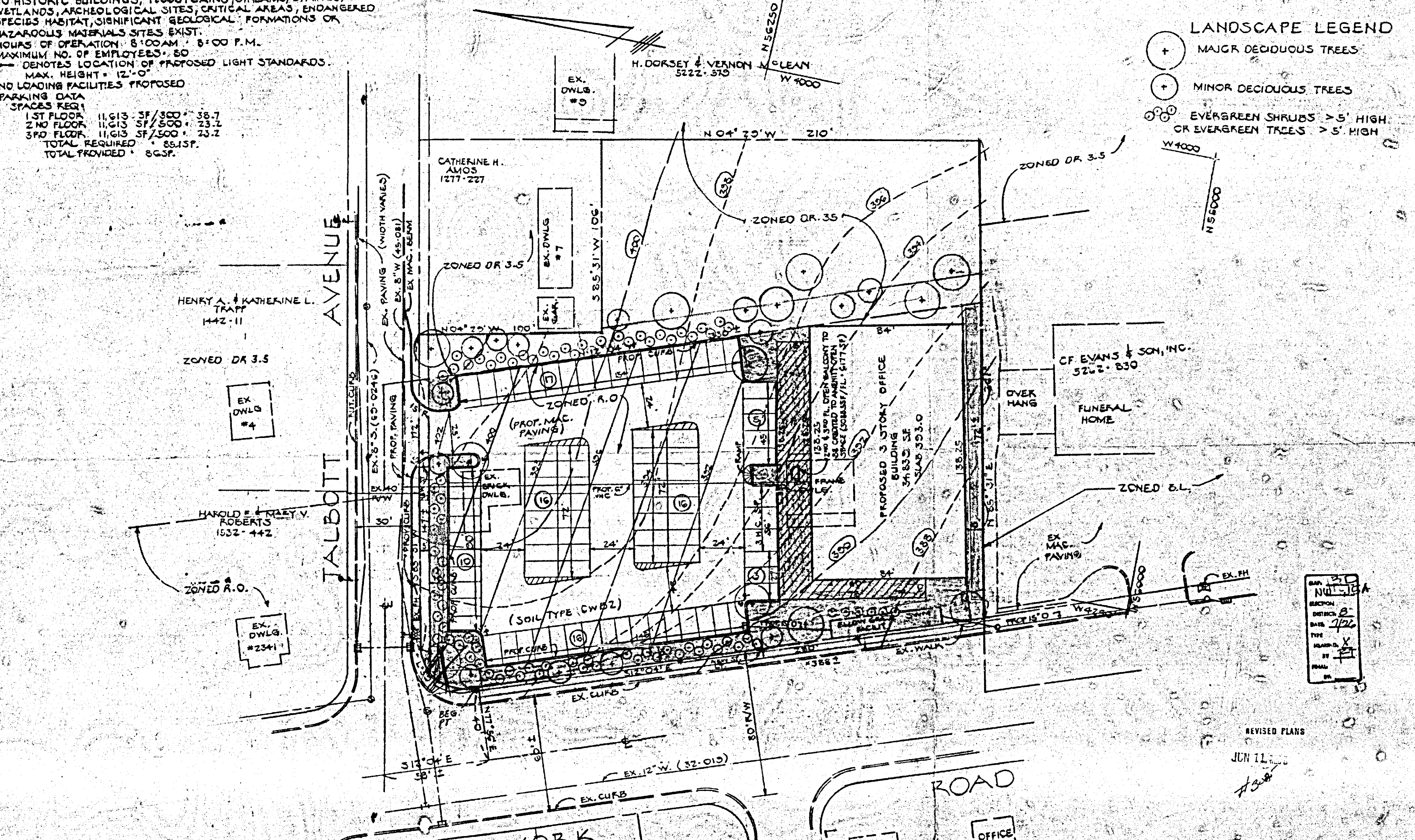
- NOTES**
- EX. ZONING R.O. OR 3.5
 - EX. USE - RESIDENTIAL
 - PROF. USE - CLASS B OFFICE BUILDING
 - GROSS AREA OF R.O. 1.6 AC. DR. 3.5' 0.5 AC. TOTAL - 2.1 AC.
 - HIGHWAY R/W - 0.71 AC.
 - NET AREA - 1.60 AC.
 - TOTAL BUILDING AREA - 34,633 SF (11,613 SF/FLOOR)
 - FLOOR AREA RATIO PERMITTED - 1.6 X 43,500 = 50% = 34,848 SF
 - FLOOR AREA RATIO PROVIDED - 34,633 SF = 50%
 - AMENITY OPEN SPACE REQUIRED - 1.6 X 2.5% = 0.40 AC.
 - AMENITY OPEN SPACE PROVIDED - 11,354 SF (SHADED ON PLAN) PLUS BALCONY AREA 6177 SF TOTAL 17,531 SF = 25.2%
 - CENSUS TRACT 4085.08
 - WATERSHED SUBSEWER MED
 - TRANSIT FACILITIES ARE AVAILABLE ON YORK ROAD
 - ALL EXISTING STRUCTURES ON SITE ARE TO BE RAZED
 - NO HISTORIC BUILDINGS, FLOODPLAINS, STREAMS, SPRINGS, WETLANDS, ARCHEOLOGICAL SITES, CRITICAL AREAS, ENDANGERED SPECIES HABITAT, SIGNIFICANT GEOLOGICAL FORMATIONS OR HAZARDOUS MATERIALS SITES EXIST.
 - HOURS OF OPERATION - 8:00 AM - 6:00 P.M.
 - MAXIMUM NO. OF EMPLOYEES - 80
 - DENOTES LOCATION OF PROPOSED LIGHT STANDARDS. MAX. HEIGHT - 12'-0"
 - NO LOADING FACILITIES PROPOSED
 - PARKING DATA
SPACES REQ:
1ST FLOOR 11,613 SF/500 = 38.7
2ND FLOOR 11,613 SF/500 = 23.2
3RD FLOOR 11,613 SF/500 = 23.2
TOTAL REQUIRED - 85.1 SP.
TOTAL PROVIDED - 86 SP.

SOIL LIMITATIONS		
TYPE	BLDG W/O BASEMENT	STREETS & PARK LOTS
CW52	SLIGHT	MODERATE SLOPE

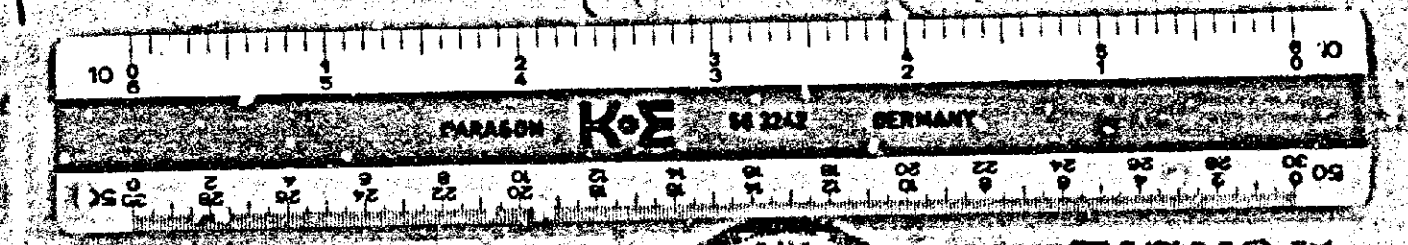


LOCATION PLAN
SCALE 1" = 1200'

- LANDSCAPE LEGEND**
- MAJOR DECIDUOUS TREES
 - MINOR DECIDUOUS TREES
 - EVERGREEN SHRUBS > 5' HIGH
 - OR EVERGREEN TREES > 5' HIGH



BUILDING ELEVATION



PREPARED BY
HUDKINS ASSOCIATES, INC.
101 SHELL BUILDING
200 E. JOFFA ROAD
TOWSON, MD. 21204
828-3060

PROPOSED OFFICE BUILDING
S.E. CORNER YORK ROAD AND
TALBOT AVENUE
ELECTION DISTRICT 8
BALTIMORE CO., MD.
SCALE 1" = 30'
APRIL 17, 1984

REVISED PLANS
JUN 11, 1984

OWNERS
JEAN & RUTH KAVANAGH
204 W. PENNSYLVANIA AVE
TOWSON, MD. 21204
DEED 2156-463 PKT 0811000300

DEVELOPER
JOHN & JOANN KELL
3233 ENOMAN AVE
BALTO., MD.
DEED 4026-234 PKT 0811018500
661-2500